168.0	0008	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	920,000 / 920,000
					USE VALUE:	920,000 / 920,000
					ASSESSED:	920,000 / 920,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
135		CHARLTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BICIOCCHI WILLIAM A ETAL/ TRS
Owner 2:	BICIOCCHI FAMILY REVOCABLE TR
Owner 3:	
Street 1:	135 CHARLTON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BICIOCCHI WILLIAM A--ETAL -
Owner 2:	MULLER THERESA M -
Street 1:	135 CHARLTON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 9,466 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1910, having primarily Vinyl Exterior and 2760 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9466.000	427,200		492,800	920,000
Total Card	0.217	427,200		492,800	920,000
Total Parcel	0.217	427,200		492,800	920,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 333.29 | /Parcel: 333.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 111630
GIS Ref
GIS Ref
Insp Date 08/02/18

PREVIOUS ASSESSMENT

Parcel ID 168.0-0008-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	427,100	0	9,466.	492,800	919,900	919,900	Year End Roll	12/18/2019
2019	101	FV	320,500	0	9,466.	492,800	813,300	813,300	Year End Roll	1/3/2019
2018	101	FV	330,600	0	9,466.	415,300	745,900	745,900	Year End Roll	12/20/2017
2017	101	FV	330,600	0	9,466.	380,100	710,700	710,700	Year End Roll	1/3/2017
2016	101	FV	330,600	0	9,466.	323,800	654,400	654,400	Year End	1/4/2016
2015	101	FV	312,900	0	9,466.	281,600	594,500	594,500	Year End Roll	12/11/2014
2014	101	FV	312,900	0	9,466.	260,500	573,400	573,400	Year End Roll	12/16/2013
2013	101	FV	312,900	0	9,466.	247,800	560,700	560,700		12/13/2012

!13034!

PRINT

Date	Time
12/11/20	03:02:53

LAST REV

Date	Time
10/23/19	09:47:30
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13034

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BICIOCCHI WILLI	73172-311	1	8/26/2019	Convenience	1	No	No		
	15498-314		3/1/1984		88,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/22/2019	705	Insulate	7,300	C				
9/26/2008	1193	New Wind	7,789	C				
8/3/2004	734	Addition	110,000	C		G6	GR FY06	2ND FL REAR OVER E
8/4/2003	631	Rep.Chim	2,045	C		G6	GR FY06	INST FLU LINER
7/29/1996	407		28,000	C				17X20 ADDITION

ACTIVITY INFORMATION

Date	Result	By	Name
8/2/2018	MEAS&NOTICE	BS	Barbara S
3/11/2009	Meas/Inspect	197	PATRIOT
4/6/2005	Permit Visit	BR	B Rossignol
11/14/2000	Hearing N/C	189	PATRIOT
12/20/1999	Meas/Inspect	264	PATRIOT
7/1/1988		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	111630
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9466		Sq. Ft.	Site		0	70.	0.74	7									492,784						492,800	

Total AC/HA: 0.21731 | Total SF/SM: 9466 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 492,784 | Spl Credit | Total: 492,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	1 - Drywall	40	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Very Good
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.07134831
Const Adj.:	1.00989902
Adj $ / SQ:	135.244
Other Features:	117500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	524768
Depreciation:	97607
Depreciated Total:	427161

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	5	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	2004
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	5	
Totals			
1	9	5	

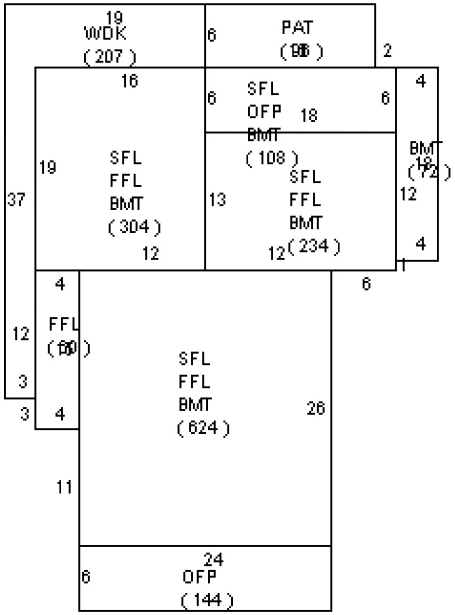
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	135.24
Special Features:	0	Val/Su Net:	97.33
Final Total:	427200	Val/Su SzAd	171.43

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,342	45.850	61,528
SFL	Second Floor	1,270	135.240	171,760
FFL	First Floor	1,222	135.240	165,268
OFP	Open Porch	252	23.280	5,865
WDK	Deck	207	10.940	2,264
PAT	Patio	96	6.060	582

Net Sketched Area:	4,389			Total:	407,267
Size Ad	2492	Gross Are	4389	FinArea	2760

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	20	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

168.0-0008-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	